



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 13, 2017
AGENDA DATE: July 19, 2017
PROJECT ADDRESS: 2126 Ridge Lane (MST2017-00201)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Irma Unzueta, Acting Senior Planner
 Andrew Perez, Planning Technician II

I. PROJECT DESCRIPTION

The 15,046 square foot project site is currently developed with a two-story, 2,211 square foot single family dwelling and an attached 643 square foot two-car garage. The proposed project consists of a new 395 square foot accessory building to be located in the remaining front yard, and four new window openings on the eastern façade of the existing dwelling. The proposed total of 3,249 square feet is 75% of the maximum allowable floor-to-lot-area ratio.

The discretionary applications required for this project are:

1. Modification to allow an accessory building to be located in the remaining front yard (SBMC §28.87.160.B and SBMC §28.92.110) and;
2. Interior Setback Modification to allow new window openings within the eastern interior setback (SBMC §28.15.060 and (SBMC §28.92.110). The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings and the condition in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Adele Goggia, Harrison Design	Property Owner:	William and Sharon Rich
Parcel Number:	019-161-006	Lot Area:	15,045 sq. ft.

General Plan:	Low Density Residential (Max 2 du/acre)	Zoning:	A-2
Existing Use:	Single Family Residential	Topography:	15%

Adjacent Land Uses:

North - Single Family Residence (2-story)	East - Single Family Residence (1-story)
South - Single Family Residence (2-story)	West - Single Family Residence (2-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,211 sq. ft.	No change
Garage	643 sq. ft.	No change
Accessory Space	0 sq. ft.	395 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 2,821 sf 19% Hardscape: 4,027 sf 27% Landscape: 8,198 sf 54%

IV. DISCUSSION

The proposed project consists of alterations to four existing windows along the western side of the house and the construction of a new accessory building to be located in the remaining front yard. The parcel is wider than it is deep, and as a result of the thirty foot front setback requirement the house is sited towards the rear property. This resulted in the open yard area being located to the western side of the house rather than behind it, as typically seen on most single family properties. The open yard and remaining front yard areas are elevated above Ridge Lane, providing a sense of security and separation from the street. The house is legally nonconforming to the interior setback requirement, as a portion of the structure encroaches into the eastern interior setback. The windows proposed to be altered are located on the portion of the house that is legally nonconforming to the interior setback requirement.

Modification to Allow an Accessory Building in the Remaining Front Yard

The project proposes to add a new accessory building in the remaining front yard. The 395 square foot structure will provide additional living space, a half bathroom and an enclosed storage area. The entrance to both the living area and the storage area will be located on the western façade of the structure in response to privacy concerns expressed by the neighbors to the east at 2138 Ridge Lane. Due to the location of the house on the site, a new accessory building cannot be added behind the house without being located in an interior setback. The accessory building will meet all setback requirements, and will provide space for a home office or study. Staff is supportive of this request because due to site constraints there are no conforming options to locate an accessory building. The location in the remaining front yard is not anticipated to adversely impact either the adjacent property or the streetscape because the entrance to both the living space and

storage area are proposed to be located on the eastern façade of the structure, preserving the privacy of the neighbors to the east. The front yard is elevated above Ridge Lane which will reduce both the visibility of the accessory structure from the street, and minimize any potential adverse impacts of structure on the streetscape.

Interior Setback Modification

There are currently two windows with dimensions of 4'x4', and two windows with dimensions of 6'x4' on the eastern façade of the dwelling. This project proposes to reduce the size of each of the larger windows to 4'x4', and reduce the smaller windows to 2.5'x3'. The alterations to the fenestration will provide an aesthetic improvement while reducing the amount of glazing in the setback. Staff is supportive of this request because it reduces the existing window openings in the setback, enhancing privacy between the subject and adjacent property. Additionally, these alterations will be allowed without a modification when the new zoning ordinance (NZO) is adopted later this year.

Design Review

This project was reviewed by the Single Family Design Board on May 8, 2017, and the Board found the modifications to be aesthetically appropriate and consistent with the character of the architecture and neighborhood.

Environmental Review

The project site is located within an area mapped as Mission Archaeological, American City Archaeological, and Early 20th Century Archaeological sensitivity areas. An Archaeological Letter Report prepared by David Stone, M.A. RPA dated March 23, 2017 was reviewed and accepted by Planning Staff on March 27, 2017. The report indicated it is unlikely that any deeply buried archaeological remains over two feet deep would exist below the original topographic grade within the project site area. The absence of archaeological remains on the existing ground surface within the proposed addition areas is a very good indicator that there is very little potential for intact, buried archaeological subsurface deposits on site. Therefore the potential for buried historical archaeological resources and features within the project site is considered low. The letter report recommended inclusion of the standard discovery condition.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds:

1. The project qualifies for an exemption from further environmental review under the California Environmental Quality Act Guidelines Section 15183, "Projects Consistent with a Community Plan or Zoning," based on the CEQA certificate of determination on file for this project.
2. The Modification to allow an accessory building in the remaining front yard is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed addition of an accessory building in the remaining front yard is appropriate because site constraints limit conforming options for the location of an accessory structure, and because the front yard is elevated above Ridge Lane, reducing the visibility of the accessory building from the street. Additionally, the accessory building meets all setback requirements, and the privacy concerns of the adjacent neighbor were taken into consideration in the design of the structure to minimize potential adverse impacts.
3. The Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations to the existing windows are appropriate because the proposed changes will improve the aesthetics of the dwelling while reducing the existing window openings, enhancing privacy between properties. Additionally, this improvement would be allowed without a modification when the NZO is adopted later this year.

Said approval is subject to the following condition:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area

of the find. Work in the area may only proceed after the Planning Division grants authorization.

EXHIBITS:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 15, 2017
- C. SFDB Minutes, dated May 8, 2017

Contact/Case Planner: Andrew Perez, Planning Technician II
(ACPerez@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4559

SITE NOTES

- [illegible]

BEST SITE PRACTICES

RICH RESIDENCE

2126 RIDGE LANE
SANTA BARBARA, CA 93103

EXHIBIT A

NOT RELEASED FOR CONSTRUCTION

MODIFICATION
JULY 5, 2017

A-1.100

NOT RELEASED FOR CONSTRUCTION



Harrison Design
921 De La Vina Street
Santa Barbara, CA 93101
(805) 899-3434

May 15, 2017

Staff Hearing Officer
City of Santa Barbara
P.O.Box 1990
Santa Barbara, CA 93102-1990



Re: Modification Request for 2126 Ridge Lane; APN 019-161-006; Land Use Zone A-2

Dear Staff Hearing Officer:

There is an existing house (2377 square feet) with an attached lower level two-car garage (743 square feet). The house and garage currently encroach into the interior setback on the easterly side of the property. The proposal is to build a detached accessory structure of 444 square feet on the westerly side of the property and to make alterations to four windows on the easterly side of the existing residence.


One modification being requested is to allow window sizes and locations to be revised on the east elevation of the existing residence within the interior setback. The encroachment will allow window alterations that are needed for balance and symmetry within the dining room and kitchen area.

Another modification being requested is to allow a detached accessory structure to be located within the remaining front yard. The encroachment will allow the new structure to have an axial relationship to the main residence with minimal grading, provide privacy to the neighboring property, and will not require major structural changes to the existing residence. The proposed accessory structure is needed for day use as a home office/study since there are only two bedrooms existing in the house.

The major benefits of having the accessory structure encroach into the remaining front yard are: It eliminates the need to redesign the structural system at the residence, it minimizes grading, and eliminates privacy issues that may be associated with a second story addition.

The major benefits of allowing alterations to the fenestration within the interior setback are: It reduces the amount of glazing, enhances the continuity of window types and styles, and provides balance and symmetry within the dining room and kitchen area.

Sincerely,


Adele Goggia, Project Manager

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EXHIBIT B

E. 2126 RIDGE LN

A-2 Zone

Assessor's Parcel Number: 019-161-006
Application Number: MST2017-00201
Owner: William R. Rich Revocable Trust
Architect: Harrison Design Associates

(Proposal to construct a 395 square foot one-story accessory building in the remaining front yard and to alter four windows on an existing 2,211 square foot one-story single-family residence with an attached 643 square foot garage. The proposed total of 3,249 square feet on a 15,046 square foot lot located in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for one front yard modification and one interior setback modification.)

(Comments only. Project requires Staff Hearing Officer review for Zoning Modification requests.)

Continued indefinitely to the Staff Hearing Officer for return to Consent, with the positive comment that the Board found the modification requests aesthetically appropriate and in keeping with the character of the architecture and neighborhood.